

10. Repayment	1. Total Loan Period : 204 Months 2. Holiday Period : 6 Months 3. No of EMI : 198 Months (excluding holiday period) 4. EMI Amount : Rs. 29247.00
11. Prime Security	Equitable/ Registered mortgage of the proposed property at C-20, KHASRA 76, MADHAV GREENS LAULAI, LUCKNOW - 226010
12. Collateral Security	
13. Personal Guarantee of	
14. Name of Seller/ Builder/ Housing Society	ARSHA INFRA DEVELOPERS
15. Address of Proposed House/ Flat	C-20, KHASRA 76, MADHAV GREENS LAULAI, LUCKNOW - 226010
16. Disbursement Mode	Directly to builder/ seller by DD.

TERMS & CONDITIONS FOR BORROWER

1. The loan amount should be utilized for the purpose for which it is sanctioned
2. Any increase in the project cost is to be borne by you from your own sources.
3. The house must be constructed as per sanctioned plan and for residential purpose only. After the construction is completed, you have to produce an affidavit-cum-undertaking that the built up property has been constructed as per the sanctioned plan and/or building bye-laws , otherwise the bank has authority to recall the entire loan with interest, cost and other usual bank charges.
4. An architect appointed by the bank must also certify before disbursement of the loan that the built up property is strictly as per sanctioned plan and/or building bye-laws and the fees payable to the Architect will be borne by you.
5. Payment should be directly made to the seller/ builder by crossed demand draft/bankers cheque
6. Before disbursement of the loan you have to submit all the originals of the documents as mentioned in LSR and held by you/vendor, without which no disbursement will be made.
7. Equitable mortgage is to be registered with the concerned sub-registrar office wherever required at your cost.
8. The house will be inspected by any authorized bank official/auditor when ever required by the bank.
9. As the rate of interest stipulated is of floating in nature, the rate of interest (ROI) will be automatically changed as per rates announced from time to time whether change is in base rate or spread or both. The EMI shall remain same during loan period but tenor of loan shall vary according to change in rate of Interest. Changes in rate of interest will be notified in the banks website / notice board of the branch .
10. You have to submit the original sale deed to us if received by you directly for creation of mortgage at our end to secure this loan. You have to produce an affidavit to this effect to us.

Sanction Letter for Home scheme

11. House / flat / property financed will be adequately insured with bank clause at your cost preferably through BANCASSURANCE.
12. Pro rata margin will have to be brought in by you at every stage of disbursement.
13. You have to submit the bills / invoices for our record in addition to certificate from architect / Chartered Accountant.
14. As the loan is sanctioned for purchase of plot and thereafter construction of house, you have to construct house within 2 years from disbursement of loan (for plot), otherwise the entire loan will be called back with interest @base rate+8% PA.


Branch Manager

Agreed to terms and conditions mentioned in the sanction letter

Borrower


MR. PANKAJ JAISWAL